

IN RE: PETITION FOR RESIDENTIAL VARIANCE\* BEFORE THE  
W/S Naygall Road, 600' S of the  
c/l of Hines Road  
(9036 Naygall Road)  
11th Election District  
6th Councilmanic District  
Allen E. Valentine, et ux  
Petitioners  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-309-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a distance between houses of 26 feet and 29 feet in lieu of the minimum required 30 feet, and to permit a window to property line setback of 12 feet in lieu of the required 15 feet for an existing dwelling in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances, as hereinafter modified, would adversely affect the health, safety or general welfare of the public and should therefore be granted. The Petitioners' request for a window to property line setback variance is not necessary as there are no side windows in the subject dwelling. Therefore, the relief granted shall be modified accordingly. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 207.1 of the B.C.Z.R. Furthermore, strict compli-

ance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of May, 1991 that the Petition for Residential Variance to permit a distance between houses of 26 feet and 29 feet in lieu of the minimum required 30 feet for an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

IT IS FURTHER ORDERED that the Petition for Zoning Variance to permit a window to property line setback of 12 feet in lieu of the required 15 feet be and is hereby DISMISSED as it is unnecessary.

ANN:bjs

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

May 2, 1991

Mr. & Mrs. Allen E. Valentine  
9036 Naygall Road  
Baltimore, Maryland 21234

RE: PETITION FOR RESIDENTIAL VARIANCE  
W/S Naygall Road, 600' S of the c/l of Hines Road  
(9036 Naygall Road)  
11th Election District - 6th Councilmanic District  
Allen E. Valentine, et ux - Petitioners  
Case No. 91-309-A

Dear Mr. & Mrs. Valentine:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

cc: People's Counsel

File

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1801.2.C.6 (V.B.3 Height Distance Factor) To allow a distance between houses of

26 and 29 ft. in lieu of required 30 ft. AND V.B.6.B. To allow 12 ft. in lieu

of 15 ft. window to property line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason(s) (indicate hardship or practical difficulty)

Practical Difficulty:  
-- Due to property boundaries on the other side of the structure, the structure can not be moved.  
Hardship:  
-- Owners were unaware at the point of purchase (11/88) that there were any zoning violations.  
-- Variance would result in removal of the existing structure and a \$170,000 financial hardship.  
Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do so solemnly declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser(s)

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner(s)

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s)

(Type or Print Name)

Signature

Address

City/State/Zip Code

Phone

Signature

Address

City/State/Zip Code

Phone

Signature

Address

City/State/Zip Code

Phone

ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be posted on the property on or before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 13th day of Feb, 1991, at \_\_\_\_\_ o'clock, \_\_\_\_\_.

ORDER RECEIVED FOR FILING

Date

By

ZONING COMMISSIONER OF BALTIMORE COUNTY

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-309-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently or upon settlement will reside at \_\_\_\_\_

230 Naygall Road, Baltimore, MD 21234  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we have the request for a Residential Zoning Variance at the above address: (indicate hardship or practical difficulty)

Practical Difficulty:  
-- Due to property boundaries on the other side of the structure, the structure can not be moved.  
Hardship:  
-- Owners were unaware at the point of purchase (11/88) that there were any zoning violations.  
-- Variance would result in removal of the existing structure and a \$170,000 financial hardship.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Allen E. Valentine  
AFFIANT (Handwritten Signature)

Joan L. Valentine  
AFFIANT (Handwritten Signature)

Allen E. Valentine  
AFFIANT (Printed Name)

Joan L. Valentine  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of January, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Allen E. Valentine and Joan L. Valentine,

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

1-28-91

DATE

NOTARY PUBLIC

My Commission Expires:

HAROLD J. BARKLEY  
NOTARY PUBLIC, BALTIMORE  
COUNTY, MARYLAND MY  
COMMISSION EXPIRES 9/97

Zoning Description

9036 Naygall Road  
Baltimore, MD 21234

Beginning at a point on the west side of Naygall Road which is 50 feet wide at the distance of 600 feet south of the centerline of the nearest improved intersecting street Hines Road which is 50 feet wide. Being Lot #32 in the subdivision of Glen Mill Estates, Resubdivision of Joppa Village, as recorded in Baltimore County Plat Book #55, Folio #118, containing 6697 square feet. Also known as 9036 Naygall Road and located in the 11th Election District.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th Date of Posting: 2/27/91  
Posted for: Res. Variance  
Petitioner: Allen E. Valentine, et ux  
Location of property: 1250' from c/l of Hines Rd. on SE of Naygall Rd.  
9036 Naygall Rd.  
Location of Sign: Along Naygall Rd. across 25' E. 100' wide  
on the property of B. Hines  
Remarks: \_\_\_\_\_  
Posted by: ANN M. NASTAROWICZ Date of return: 3/1/91  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

Please Make Checks Payable To: Baltimore County 331527-001-28-91  
NEXT BUSINESS DAY

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 20, 1991

Allen and Joan Valentine  
9036 Naygall Road  
Baltimore, Maryland 21234

Re: CASE NUMBER: 91-309-A

LOCATION: 1200' from c/l of Glen Hill Road on SE of Naygall Road, Glen Hill Estates  
9036 Naygall Road

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refrainer regarding the administrative process.

1) Your property will be posted on or before February 27, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is March 14, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

G. G. Stephens  
(301) 887-3391

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 13, 1991

Mr. & Mrs. Allen E. Valentine  
9036 Naygall Road  
Baltimore, MD 21234

RE: Item No. 297, Case No. 91-309-A  
Petitioner: Allen E. Valentine, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Valentine:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3354

Your petition has been received and accepted for filing this  
28th day of January, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Allen E. Valentine, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: March 6, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Allen E. Valentine, Item No. 297

In reference to the petitioner's requested variance, staff offers the following comments:

A review of the information provided reveals that the petition does not correspond to the accompanying site plan. Staff is unable to provide substantive comments at this time due to the inaccuracy of the information provided.

Please contact this office if additional information is submitted.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM297/ZAC1

received  
3/12/91

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: March 8, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: February 26, 1991

The Bureau of Traffic Engineering has no comments on items number 297, 301, 311, 318, 321, and 322.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

received  
3/12/91

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

MARCH 13, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ALLEN E. VALENTINE  
Location: #9036 NAYGALL ROAD  
Item No.: 297 Zoning Agency: FEBRUARY 26, 1991

Certification:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *Pat Keller* 3-13-91 Noted and Approved: *William A. Bushnell*  
Fire Prevention Bureau  
Special Inspection Division

JK/KEK

ITEM # 297  
DATE: 2-5-91

PETITION CHECKLIST

91-309-A

Before the above petition can be accepted for filing, the following items must be corrected/included:

- ☒ Section information has been typed in. Please check and return to top drawer.
- ☐ Item number must be on all papers in the file folder.
- ☐ Item number must be in ink (pencil does not copy well).
- ☐ Item number generated by computer (on receipt) is not the same as item number on material in folder and/or pink sheet.
- ☐ Section information missing on petition forms.
- ☐ Not "original" signatures on all copies of petition forms.
- ☐ Owner's name address and/or telephone number is not on petition forms.
- ☐ Need signature and/or printed name and/or title of person signing for company.
- ☐ Need an attorney.
- ☐ "Red stamp" or closing information is not on petition form.
- ☐ Following information is missing on the file folder:
  - ☐ Petitioner's name
  - ☐ Item number
  - ☐ Description
  - ☐ Actual address
  - ☐ zoning
  - ☐ acreage
  - ☐ election district
  - ☐ councilmanic district
- ☐ Need 12 plats. Only \_\_\_ in folder.
- ☐ Plats need to be folded to 8-1/2" x 11".
- ☐ There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.
- ☒ SIGNATURE OF JOAN VALENTINE IS NOT ON FRONT OF VARIANCE FORM.

9036 Naygall Road  
Baltimore, MD 21234  
April 26, 1991

Pat Keller  
Deputy Director  
Office of Planning and Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204

Ms. Keller:

During your review of case number 91-309-A for variance approval, you had several questions with the site plan. With my authorization John Alexander from your office has provided clarification. Additionally, there are no windows on either side of the structure.

If further issues arise, please contact me at home (256-5476) or at work (955-5395).

Sincerely yours,

*Allen Valentine*  
Allen Valentine

J. Robert Haines  
Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, MD 21204

Sir:

Currently, the residents of 9036 Naygall Road are applying for zoning variance due to deficient building to building setback. As residents who live adjacent to that property and border on the structure, a zoning variance seems appropriate. In this case options such as structural reduction, movement, or demolition appear to be unrealistic and only detrimental to this community.

Please contact us if further input is needed.

Sincerely yours,

*Marilyn Bushnell*  
Scott Bismell  
Marilyn Bushnell

91-309-A



297

9036 Naygall Road  
Baltimore, MD 21234  
December 1, 1990

J. Robert Haines  
Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, MD 21204

Sir:

We are currently in application for a deficient building to building setback zoning variance for a two year old existing structure. It is our hopes that this request can be handled administratively. The case has been reviewed by both State Senator Thomas Bromwell and Frank Dimeglio, Zoning Inspector.

As recommended by Senator Bromwell, we are also requesting that all fees associated with this process be waived due to the circumstances surrounding this violation.

Please feel free to contact me at work (955-5395) or at home (256-5476) if questions arise.

Sincerely yours,

*Allen Valentine*  
Allen Valentine

*Joan Valentine*  
Joan Valentine

*Joan Valentine*  
Joan Valentine

91-309-A

Glen Mill Estates  
December 14, 1990

297

To: Glen Mill Residents  
From: Marge Ibez  
Re: Meeting of December 12, 1990

91-309-A

We were pleased to have Senator Thomas Bromwell, Delegate Joe Bartenfelder, and Councilman Vince Gardina attend this meeting.

## I. Zoning

- 9001 - lot line adjustment in process.
- \*9002 - resident must file for an administrative hearing
- 9006 - A hearing will be held after April so our Senator and Delegate will be able to attend. A neighborhood meeting will be held to give us guidance in dealing with this problem. It will be to everyone's advantage to attend.
- 9008 - resident must file for variance.
- 9031 - lot line adjustment in process.
- \*9036 - resident has filed for administrative hearing
- \* \$60 fee to be waived

Lots #1 and #2 have been approved for construction.

A letter is coming from Phil Martin's office regarding the heat pumps in question.

## II. Road/Sidewalks/Driveways/Panhandles

Phil Martin stated that a correction notice has been given to Cossentino on one panhandle, and a correction notice will be issued on 9043. Our road, sidewalks, driveways, and panhandles are a welcome change, however, there is "patchy" work which has passed inspection and we will have to live with.

III. Storm water management ponds - as you know both ponds have fencing around them. A meeting will be held with the Pribyls, the Brunos, Jeff Brokowski (Baltimore County) and anyone interested in the operation of the ponds and inlets.

Thanks to all who continue to be involved in our community. Please call at any time if there are things that need attention by the County or our political officials. Senator Bromwell assures us that the Bonds will not be released to Cossentino until everything on the punch list has been addressed.

We are fortunate to have the support of Bromwell, Bartenfelder, and Gardina. Without them we would not be able to see light at the end of the tunnel!

Thanks! *Marge Ibez*

PERMIT #: B014679  
RECEIPT #: A57528  
CONTROL #: BR  
XREF #: B014679  
FEE: 40.00  
PAID: 40.00  
PAID BY: OWNER  
APPLIED: 05/01/89  
ISSUED: 05/01/89  
OCCUPANCY:  
INSPECTOR: BC  
NOTES: DLS

PROPERTY ADDRESS  
9036 NAYGALL RD  
SUBDIV: GLEN MILL ESTATES  
TAX ACCOUNT #: 2000011805  
OWNERS INFORMATION (LAST, FIRST)  
NAME: VALENTINE, ALLEN & JOAN  
ADDR: 9036 NAYGALL RD  
APPLICANT INFORMATION  
NAME: ALLEN VALENTINE  
COMPANY: OWNER  
ADDR: 9036 NAYGALL RD  
BALTIMORE, MD 21234  
PHONE: 256-5476  
LICENSE #: 91-309-A

#297

91-309-A

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DLEITE PF9 - SAVE  
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INGRY  
PANEL BP1004M

TIME: 10:23:52 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE: 05/01/89  
DATE: 01/29/91 BUILDING DETAIL 1 PLW 15:21:52

PERMIT #: B014679 PLANS: CONST 0 PLOT 3 PLAT 0 DATA 0 EL 2 FL 2  
BUILDING CODE: 1 TENANT  
IMPRV 2 CONTR: OWNER  
USE 01 FNGNR  
SELLR

FOUNDATION: BASE WORK: CONSTRUCT AN OPEN WOOD DECK ON REAR OF EXISTING  
SFD: 32X16-5125F.

CONSTRUC FUEL SEWAGE WATER  
1E 1E

CENTRAL AIR ESTIMATED COST: 2,000.00 PROPOSED USE: SAME & ADDITION  
OWNERSHIP: 1 EXISTING USE: SFD  
RESIDENTIAL CAT: 1  
REF: 118ED 1 FAMILY BEDROOMS

ENTER - NEXT DETAIL PF1 - GENERAL PERMIT PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU  
PANEL BP1005H

TIME: 10:24:01 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE: 05/01/89  
DATE: 01/29/91 BUILDING DETAIL 2 PLN 15:21:52

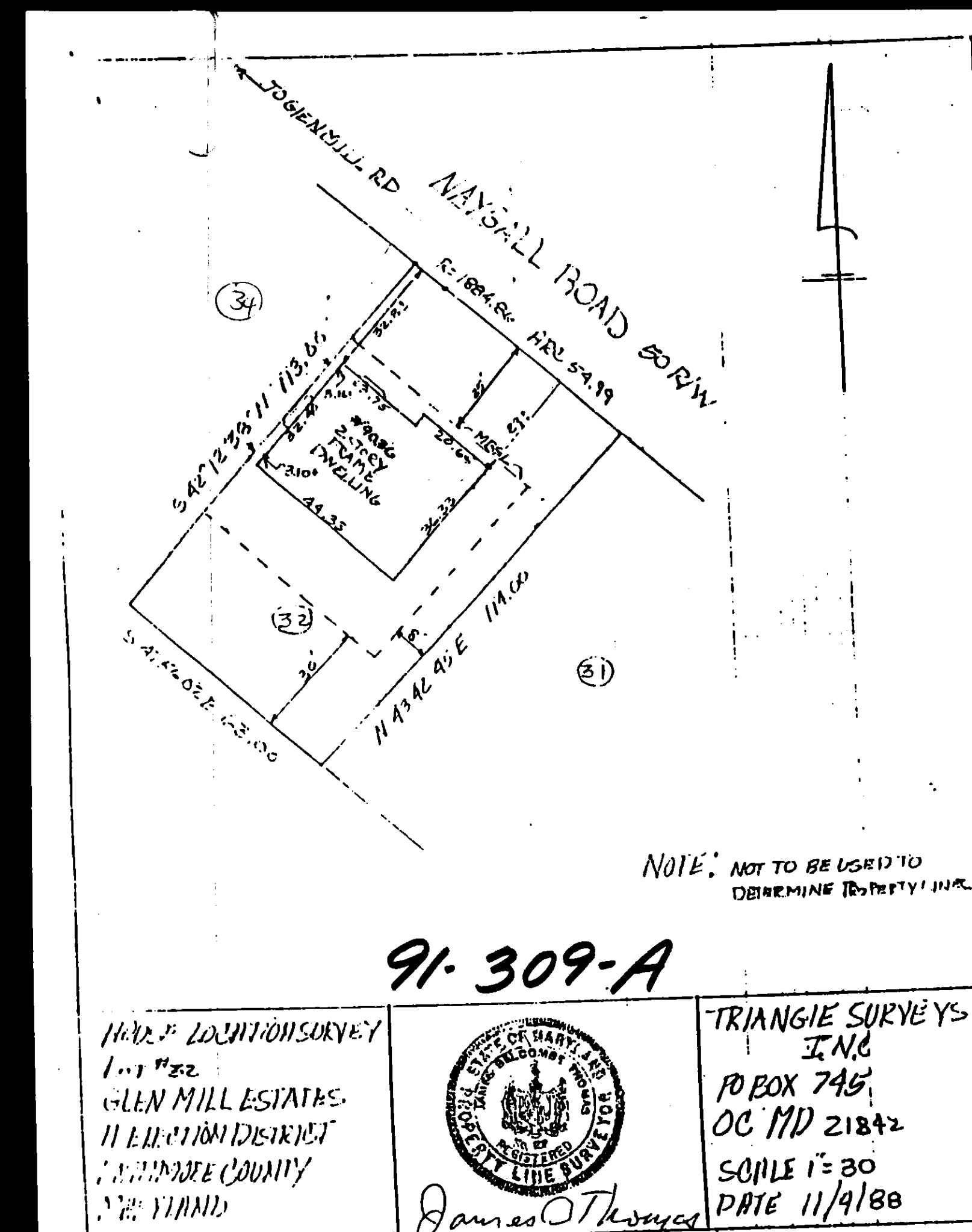
PERMIT #: B014679 BUILDING SIZE  
FLOOR: 5125F  
WIDTH: 32'  
DEPTH: 16'  
HEIGHT: 16'  
STORIES: 1

GARBAGE DISP: LOT NOS: 0032  
POWDER ROOMS: CORNER LOT 2  
BATHROOMS:  
KITCHENS:

ZONING INFORMATION  
DISTRICT:  
PETITION:  
DATE:  
HAF:  
CLASS: 04

PLANNING INFORMATION  
HSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE  
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

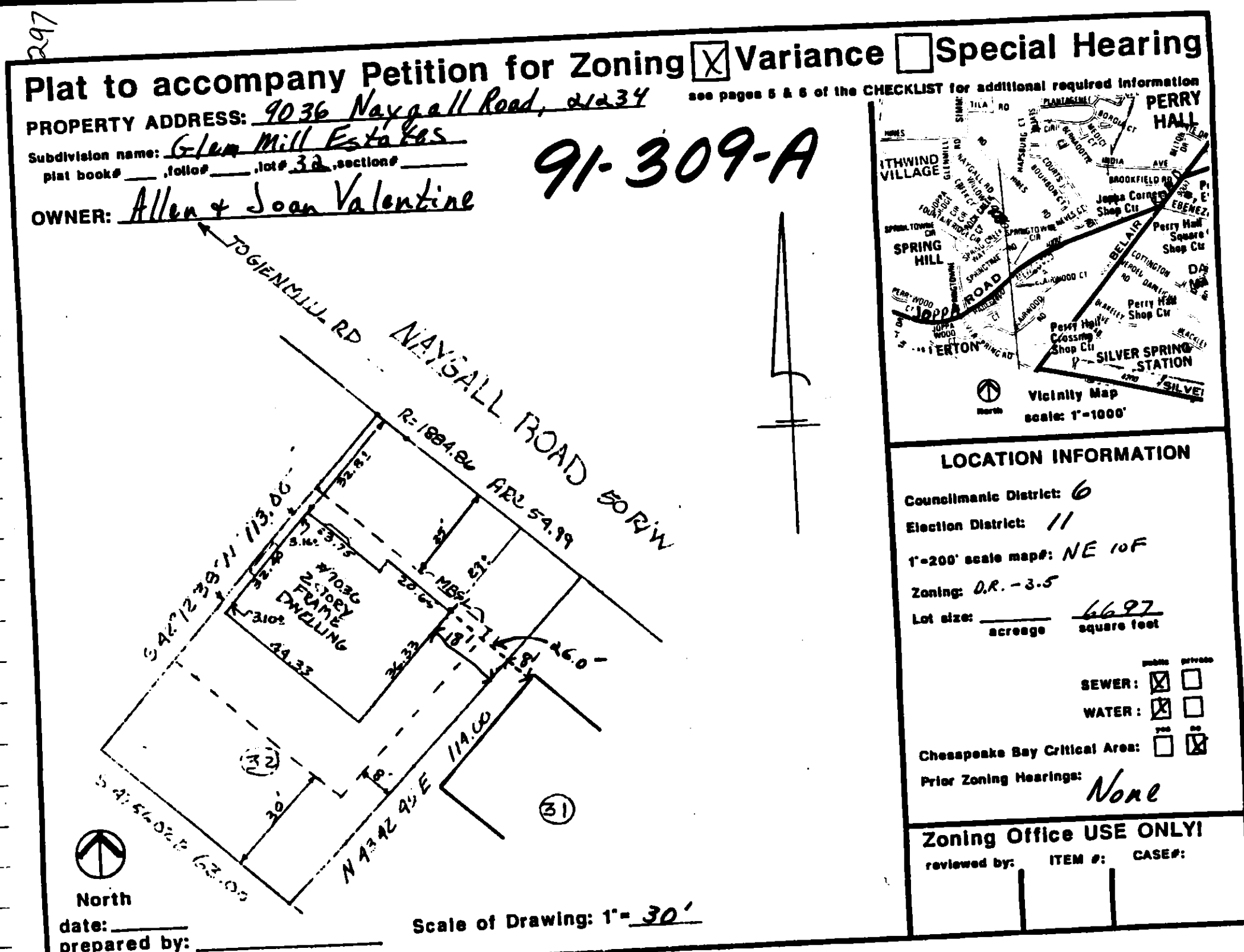


91-309-A

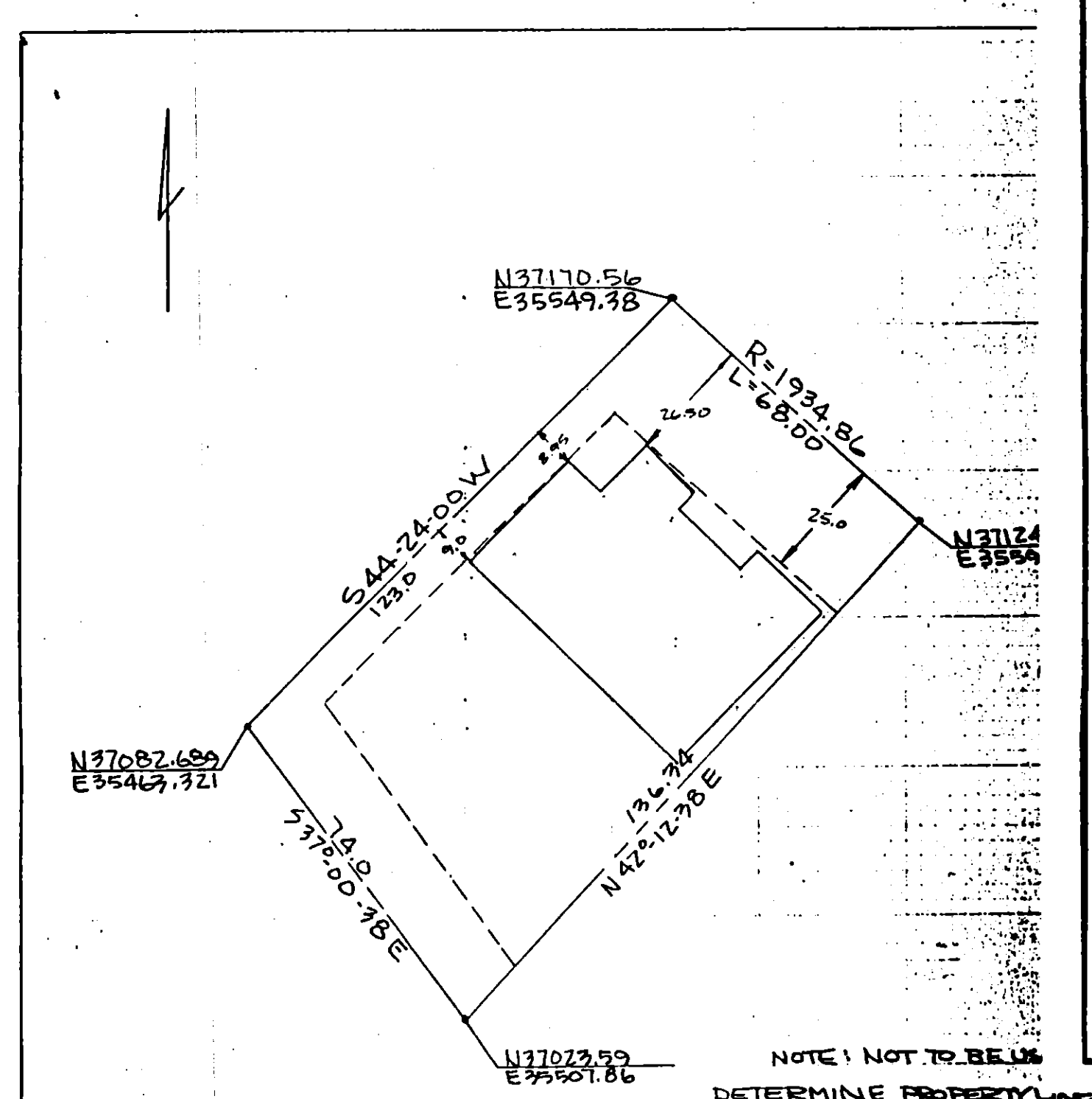


TRIANGLE SURVEYS  
INC.  
P.O. BOX 745  
OCEAN CITY, MD 21842  
SCALE 1"=30'  
DATE 11/4/88

30/100

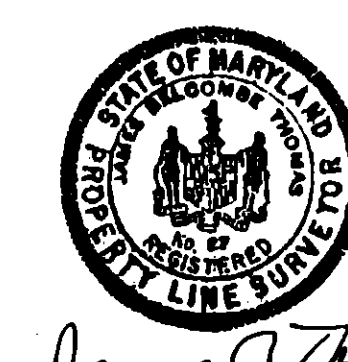


91-309-A

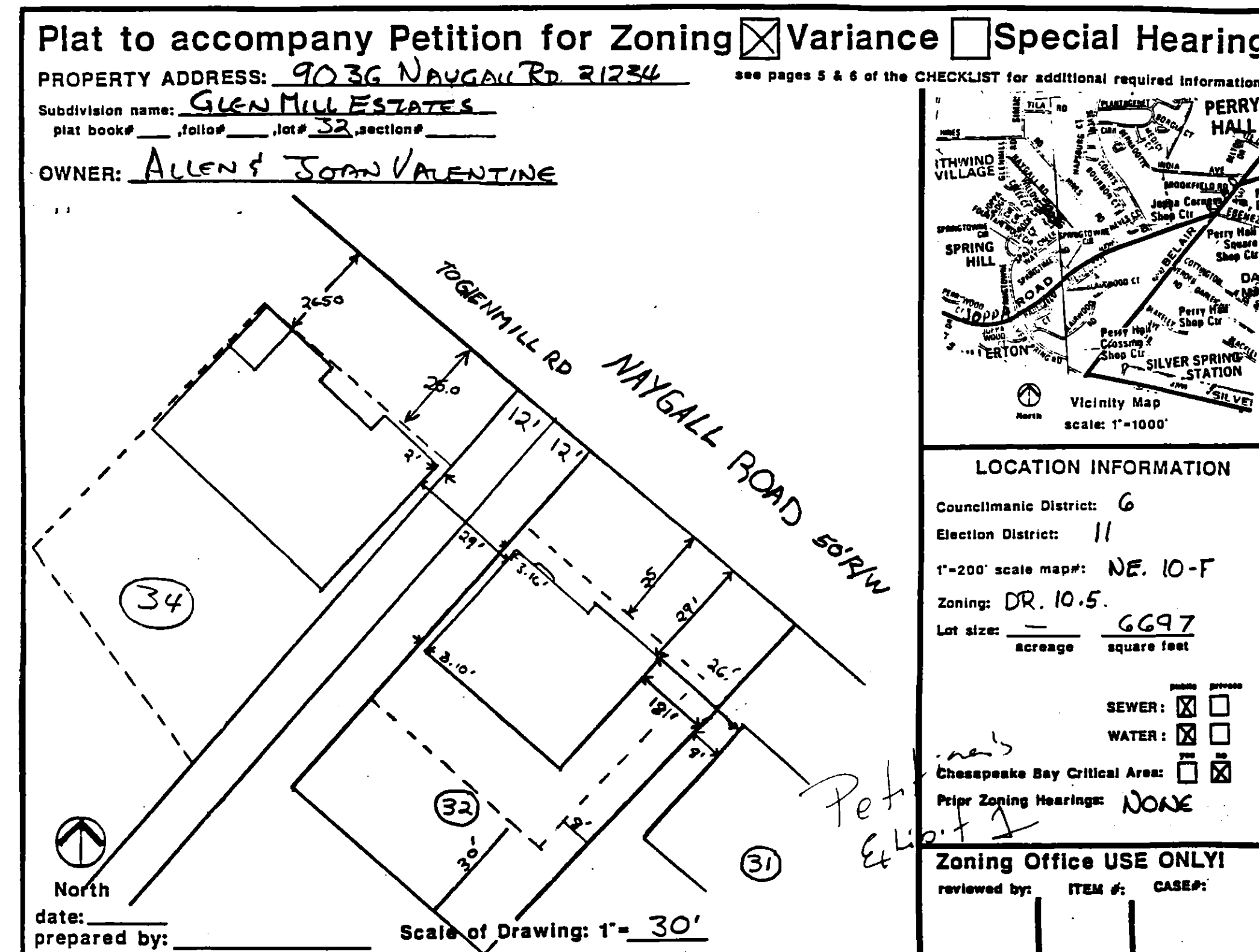


91-309-A

HOUSE LOCATION SURVEY  
LOT #34  
GLEN MILL ESTATES  
11 ELECTION DISTRICT  
BALTIMORE COUNTY  
MARYLAND  
SCALE: 1"=30'  
DATE 9/17/87



TRIANGLE SURVEYS  
INC.  
P.O. BOX 745  
OCEAN CITY, MD 21842  
SCALE 1"=30'  
DATE 9/17/87





297  
CASE: 91-309-A  
WINING COMMISSIONER  
ORE COUNTY  
89-117-A  
PETITIONER'S  
EXHIBIT #  
Page 175  
LAW

FINDINGS OF FACT AND CONCLUSIONS OF LAW

4/7/89  
Rette J. Shulka

100

Testimony presented by Donald Bushnell indicated that the property known as 9034 Naygall Road, or Lot 31 of Glen Mill Estates, is zoned D.R. 3.5 and is improved with a single family dwelling. Testimony indicated the Bushnells purchased the property with the existing improvements thereon. However, at the time of settlement, they were made aware that a violation of the required setbacks existed due to the location of a win-

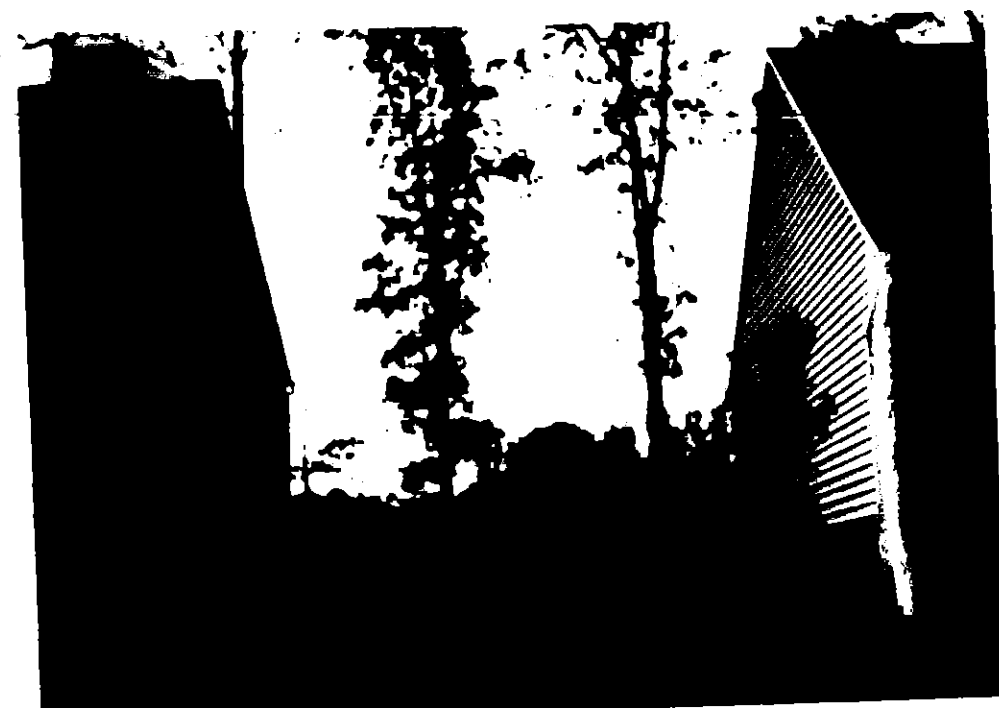
C A S E   N U M B E R

91-309-A



Rear View

9036 Naygall lot #32 (Gray)	9034 Naygall lot #31 (Yellow)
--------------------------------	----------------------------------



Front View

9034 Naygall	9036 Naygall
Lot #31 (Yellow)	Lot #32 (Gray)

**PETITIONER'S EXHIBIT #**

C A S E N U M B E R

91-309-A



9036 Navgall, lot #31 (Grav)



9076 Newgall Road, Lot #3

**PETITIONER'S EXHIBIT #**

PROPOSED 10' EASEMENT FOR  
IMPROVEMENTS, UTILITIES & ACCESS  
REASON FOR FIRST AMENDMENT:  
SETBACK LINE ADJUSTED ON LOTS 29, 30, 31 & 32.  
NO LOTS HAVE BEEN SOLD WITHIN 300' OF THE  
ABOVE CHANGE

## — DENSITY CALCULATIONS

ONINS	DR. 3.5	± DR. 5.5
REA	NET 12,962 A	GROSS 19,014 A
ENSITY	ALLOWED = 46.1 UNITS PROP = 41 SINGLE FAMILY HOUSES	
PEN SPACE	REQ'D = 140 SQ. FT. / 1,730 SQ. FT. PROP = 1988 SQ. FT. (1,669 A)	
PKING	REQ'D = 2.7 TOWELLING = 84 PROP = 84 SPACES	
DT	4 LOTS @ 17.4 + 36 LOTS @ 10.4 = 445	

## DENSITY CALCULATIONS

D.R. 5.5 ZONE:  
 $0.2135 + 0.0350 = 0.2485$   
 $0.2485 \times 5.5 = 1.367$

D.R. 35 ZONE:  
12.7545 + 0.0172 = 12.7717  
12.7717 x 3.5 = 44.7010

OFFICE OF PLANNING AND DESIGN  
APPROVED BY:

DIRECTOR OF PLANNING

ZONING COMMISSIONER, ...

FIRST AMENDED

## FINAL DEVELOPMENT PLAN

# GLEN MILL ESTATES

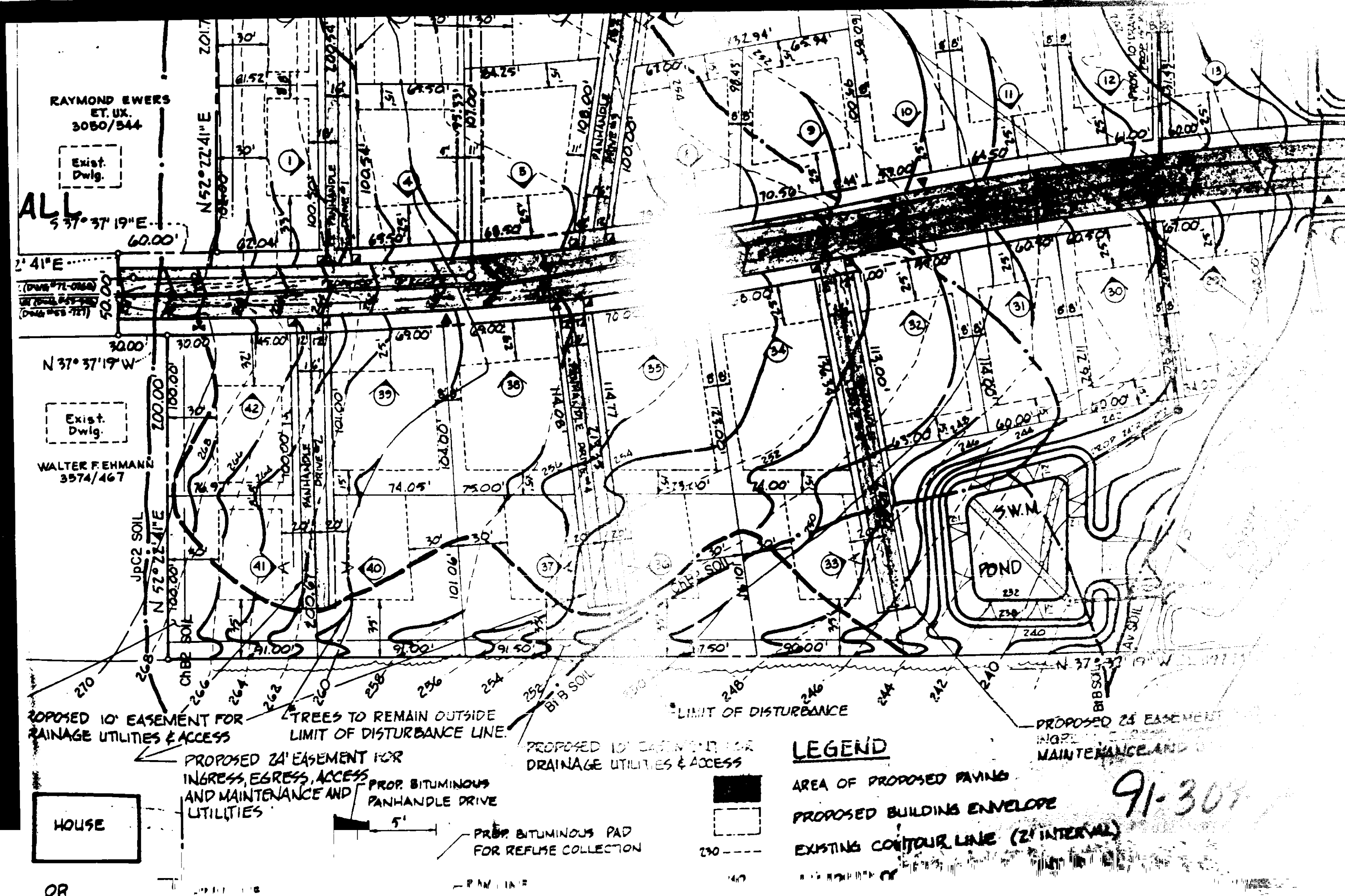
Election District	5 <sup>TH</sup> Councilmanic District
-------------------	---------------------------------------

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50'

Date: SEPT. 22, 1986

91-309-A





# HINES ROAD

## CURVE DATA

FROM	TO	RADIUS	Δ	LENGTH	TANGENT	CHORD
2	3	1934.86'	11°-57'-46"	404.00	102.34	403.27
3	4	1884.86'	15°-05'-21"	496.99	249.64	494.96
5	6	50.00'	41°-24'-35"	36.14'	18.90	35.36
6	7	50.00'	26°-49'-09"	229.35'	-	79.00
7	8	50.00'	41°-24'-35"	36.14'	18.90	35.36
9	10	1934.86'	15°-05'-21"	509.56	256.26	508.09
10	11	1884.86'	11°-57'-46"	393.56	197.50	392.85

## COORD. SCHEDULE

NO	NORTH COORD.	EAST COORD.
1	37,441.6621	39,311.7448
2	37,794.1075	39,348.2621
3	37,101.6075	39,625.8115
4	36,773.4398	39,956.6823
5	36,686.9559	39,788.9059
6	36,692.6052	39,996.8741
7	36,694.9735	36,078.7605
8	36,715.2014	36,079.7634
9	36,761.6854	35,997.9599
10	37,139.6195	35,698.5536
11	37,424.6612	35,387.9744
12	37,472.1845	35,351.3475

## SITE DATA

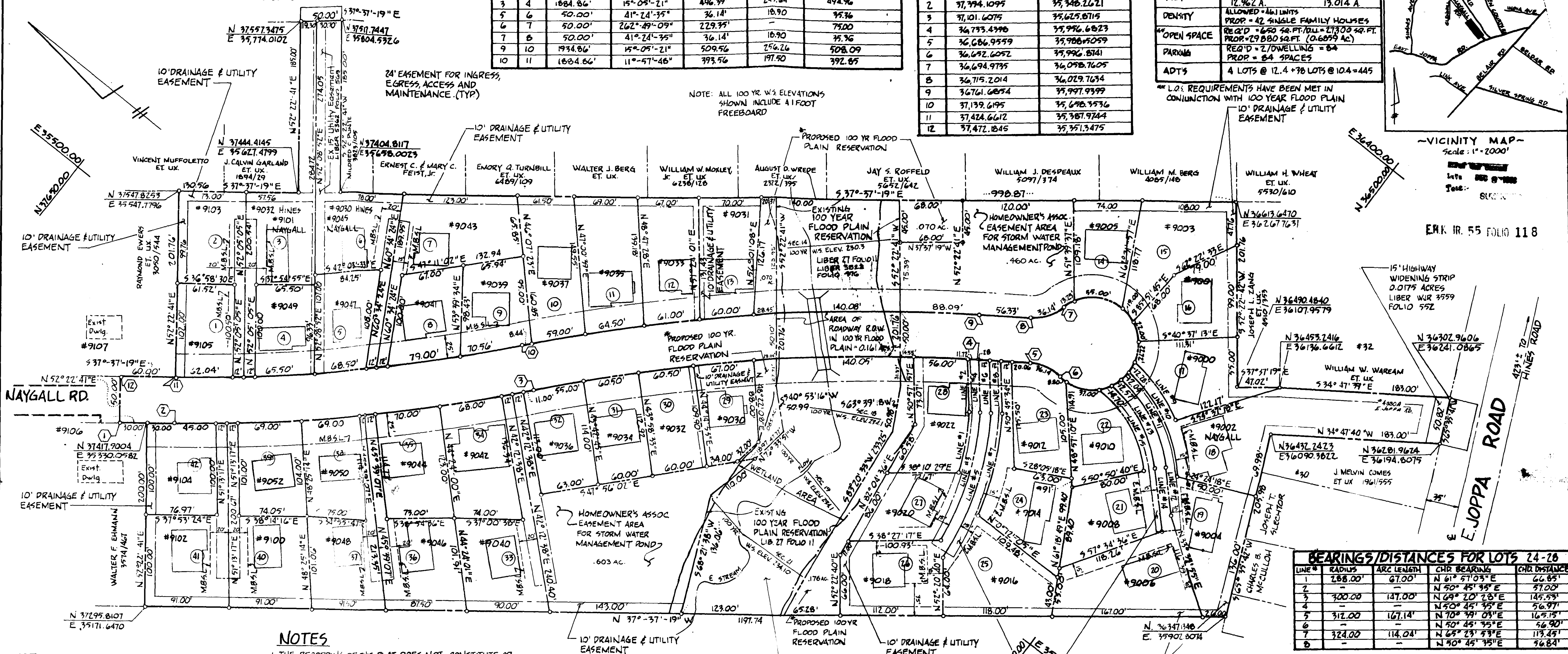
ZONING	D.R. 35 & D.R. 55
AREA	NET 12.962 A. GROSS 13.014 A.
DENSITY	ALLOWED 46.1 UNITS
OPEN SPACE	PROP. - 42 ANGLES FAMILY HOMES
PARING	PROP. - 29 880 SQ. FT. (0.659 AC.)
ADTS	REQ'D - 2/DWELLING = 84 PROP. = 64 SPACES

NOTE: REQUIREMENTS HAVE BEEN MET IN CONJUNCTION WITH 100 YEAR FLOOD PLAIN 10' DRAINAGE & UTILITY EASEMENT

## VICINITY MAP

Scale: 1" = 2000'  
Date: 8/1/86  
Title: SUBDIVISION

EMK. IR. 55 FOLIO 118



## NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE COUNTY PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68, BILL 56-22.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
6. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
7. C.R.G. PLAN WAS APPROVED ON: 4/16/86
8. DEED OWNERSHIP: W.J.R. 3559/552.
9. ...

NOTE: THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

\* PROPOSED 100 YR. FLOOD PLAIN RESERVATION AREAS REPRESENT LAND TO BE DEDICATED TO BALT. CO TO SATISFY LOCAL OPEN SPACE REQUIREMENTS. THESE AREAS ARE TO BE MAINTAINED AS 100 YR. FLOOD PLAIN AREAS.

NOTE: NO CLEARING OR GRADING IN AREAS OF WETLAND EXCEPT AS NECESSARY TO CONSTRUCT ROADWAY, CULVERT OR STORM WATER MANAGEMENT FACILITIES. AREAS THAT NEED TO BE DISTURBED ARE TO BE RE-VEGETATED WITH APPROPRIATE WETLAND GRASSES, SHRUBS AND TREES.

## GLEN MILL ESTATES RESUBDIVISION OF "JOPPA VILLAGE"

LIBER WJR 3559 FOLIO 552

OWNER  
RICHARD E. WALTON  
4100 PERRYVIEW ROAD  
BALTIMORE, MARYLAND

APPLICANT  
CONTRACT PURCHASER  
WAYNE DAVIS  
205 EAST BELCREST PLACE  
BELAIR, MARYLAND 21024  
PHONE: 879-6150

SURVEYOR  
JAMES B. THOMAS  
1104 WISEBURG ROAD  
WHITE HALL, MD 21161  
(301) 357-4426

### BEARINGS/DISTANCES FOR LOTS 24-28

LINE #	RADIUS	ARC LENGTH	CHD BEARING	CHD DISTANCE
1	288.00'	67.00'	N 61° 57' 03" E	66.85'
2	-	-	N 50° 45' 33" E	57.00'
3	300.00'	137.00'	N 69° 20' 28" E	145.53'
4	-	-	N 50° 45' 33" E	56.97'
5	312.00'	167.14'	N 70° 39' 03" E	165.15'
6	-	-	N 50° 45' 33" E	56.90'
7	324.00'	114.04'	N 65° 23' 53" E	113.45'
8	-	-	N 50° 45' 33" E	56.84'

### BEARINGS/DISTANCES FOR LOTS 17-22

LINE #	RADIUS	ARC LENGTH	CHD BEARING	CHD DISTANCE
9	173.50'	78.00'	N 16° 33' 33" E	77.34'
10	161.50'	128.50'	N 27° 19' 52" E	125.19'
11	149.50'	108.82'	N 24° 13' 48" E	106.43'
12	-	-	N 46° 04' 36" E	55.18'
13	137.50'	103.56'	N 74° 30' 19" E	101.13'
14	125.50'	104.00'	N 47° 04' 52" E	103.24'
15	-	-	N 23° 00' 30" E	101.05'

## OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE THE REQUIREMENTS OF SUBSECTION (G) OF SECTION 1-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Richard E. Walton

**HURST-ROSCH ENGINEERS, INC.**  
CONSULTING ENGINEERS  
50 SCOTT ADAM ROAD  
COCKEYSVILLE MD 21030  
683-1683

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

DIRECTOR OF HEALTH DATE

PWA COMPLETED FINAL PLAT CHECKED

PLANNING ENGINEERING DATE

APPROVED BY DIRECTOR OF PLANNING AND ZONING

DIRECTOR DATE

## NOTE

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

NO	ELEV	COORDINATES
14202	287.742	N 35619.93 E 35824.09
26540	285.202	N 35640.19 E 35873.83

## SURVEYORS CERTIFICATE

THE UNDERSIGNED A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (G) OF SECTION 1-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.



## GLEN MILL ESTATES

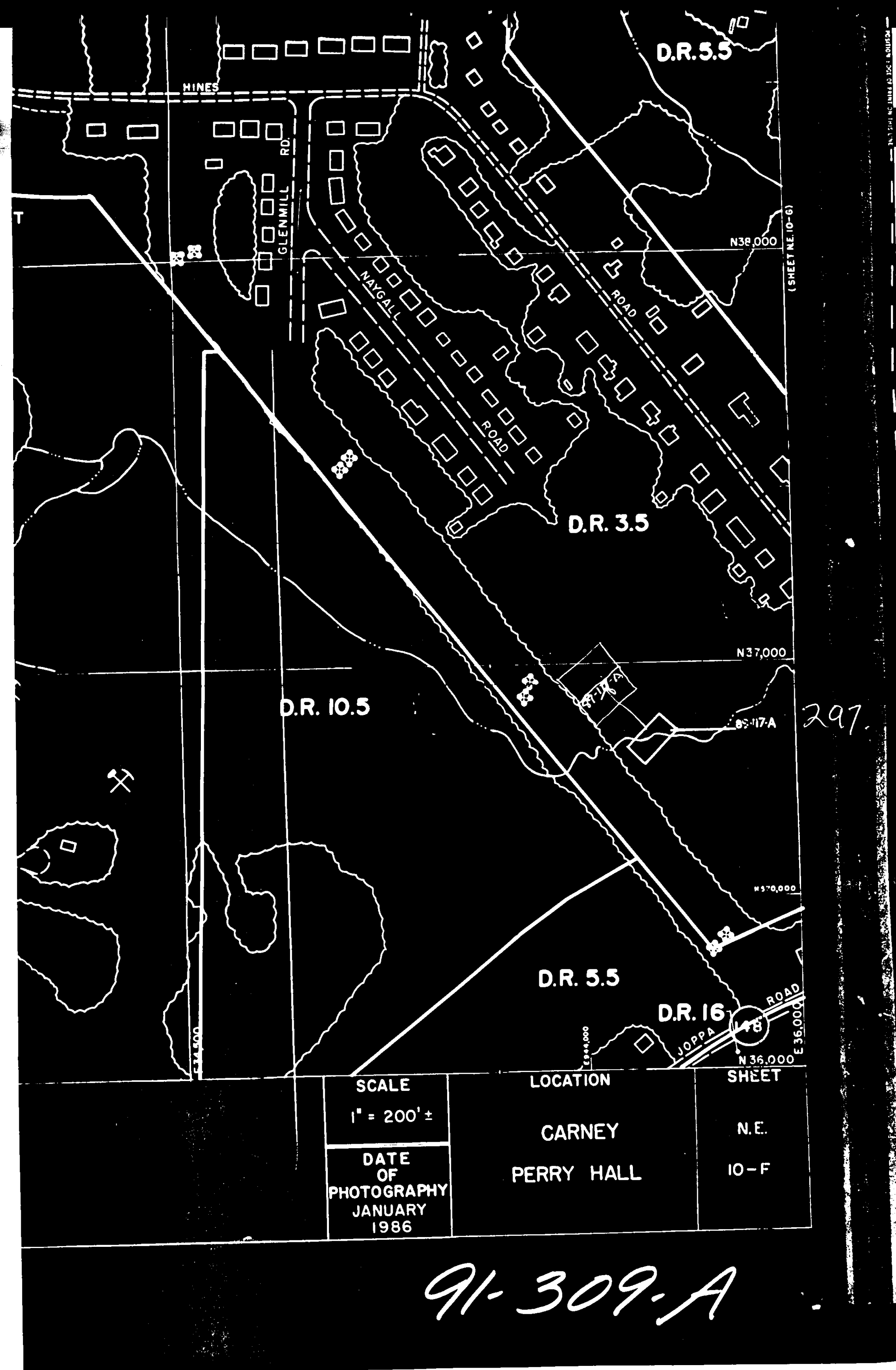
11<sup>TH</sup> Election District 5<sup>TH</sup> Councilmanic District

BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50'

Date: OCTOBER 1986





# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION CARNEY PERRY HALL	SHEET N.E. 10-F
DATE OF PHOTOGRAPHY JANUARY 1986		